FOR SALE

Wellington & Reeves WA Real Estate

Real estate since 1948

16 Diprose Crescent, Spencer Park — Mid-High $1M

EXECUTIVE LUXURY. EXTRAORDINARY VIEWS

4 | 2 | 3 | 775

- Vast harbour, ocean, lake, city, hills & Bald Head vistas
- End-of-cul-de-sac setting near key amenities, CBD & beach
- Expansive, high-end three-level, three-living-zone residence, with study, possible 5th bedroom
- Spectacular view-framed kitchen, dining/living with stylish bar
- Generous enclosed atrium area, formal lounge & dining, plus master & family levels
- Double garage + rear garage/shed, side caravan access lot

Greg Pearson

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Main Office: 197 York Street, Albany
Branch Offices: 37 Strickland St, Denmark
& 37 Lowood Rd, Mt. Barker
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PROPERTY INFORMATION

Construction
- Walls: Brick
- Roof: Iron
- Builder: Boccamazzo Homes

Property Details
- Built: 1994
- Zoning: R20

Rates & Fees
- Water Rates: $1,688.47 pa (for the previous financial year)
- Council Rates: $3,563.34 pa (for the new financial year 2026/2027)

Heating / Cooling
- Ducted air-conditioning

Hot Water System
- Instant gas

Gas
- Connected to mains

Sewer/Septic
- Sewer

School Zoning
- Spencer Park Primary School
- Albany Senior High School

(NOTE: school zonings may change; buyers should make their own enquiries)

Other
- Approximate Stamp Duty $69,105.70 ADMIN incl Mortgage Reg & Transfer Fee.

First Home Buyer: $69,105.70 ADMIN incl Mortgage Reg & Transfer Fee.
Based on Listing price for Primary Residence use – no discount applying
Stamp Duty & Govt Grant Calculator 2025/26 available at;
https://reiwa.com.au/advice/calculator-tools/stamp-duty-calculator-wa/

Disclaimer
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